

Congdon Irrevocable Maine Trust
Gardner, Laurie A., Trustee
182 Fairwood Drive
Pembroke MA 02359

B2242P129 B3964P59

Previous Owner
Congdon, Kenneth E.
182 Fairwood Drive
Pembroke MA 02359
Sale Date: 12/18/2017

Pembroke MA 02359
Sale Date: 12/18/2017

Inspection Witnessed By:

X _____ Date

No./Date	Description	Date Insp.

Notes:

2020 Changed depreciation to Match the Dwelling card TW
No well or septic
5/24 - AB VACANT W/ OB . ROLLING FIELD WITH BARN +
ATTACHED CANOPY

New Sharon

Property Data		
Neighborhood	5 NBHD 5	
Tree Growth Year	1977	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
Zone/Land Use	1 New Sharon all	
Secondary Zone		
Topography	2 Rolling	
1.Level	4.Below St	7.LevelBog
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.
Utilities		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.
3.Sewer	6.Septic	9.Non
Street	3 Gravel	
1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.Non
TG PLAN YEAR	2015	
Tif District #	0	
Sale Data		
Sale Date	12/18/2017	
Price		
Sale Type	Land & Buildings	
1.Land	4.Mobile	7.C/I L&B
2.L&B	5.Other	8.
3.Building	6.C/I Land	9.
Financing		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	2 Related Parties	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified	5 Public Record	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record						
Year	Land	Buildings	Exempt	Total		
2011	39,380	28,590	0	67,970		
2012	39,190	28,590	0	67,780		
2013	39,340	28,590	0	67,930		
2014	39,710	28,590	0	68,300		
2015	39,710	28,590	0	68,300		
2016	39,600	21,990	0	61,590		
2017	39,600	21,990	0	61,590		
2018	39,600	21,990	0	61,590		
2019	42,300	21,990	0	64,290		
2020	42,450	21,440	0	63,890		
2021	41,560	21,440	0	63,000		
2022	41,450	21,440	0	62,890		
2024	61,370	37,290	0	98,660		
Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Com-Site						1.Unimproved
12.Ind-Site						2.Excess Frtg
13.Res-Site PR						3.Topography
14.Res-Site DR						4.Size/Shape
15.Res-Site RMT						5.Access
						6.Restriction
						7.Open Space
						8.View/Environ
						9.Fract Share
Square Foot		Square Feet		Acres		30.Rear Land >10 31.Tillable 32.Pasture 33.Orchard 34.Software F&O 35.Mixed Wood F&O 36.Hardwood F&O 37.Software TG 38.Mixed Wood TG 39.Hardwood TG 40.Wasteland 41.Open Space 42.Mobile Home Si 43.Condo Site 44.Lot Improvemen 45.Subdivision Lo 46.Golf Course
16.Not Used						
17.Not Used						
18.Not Used						
19.Not Used						
20.Residential-Si						
Fract. Acre		Acreage/Sites				
21.Homesite (Frac	38	37.00	100	%	0	
22.Baselot (Frac	14	1.00	100	%	0	
23.Misc (Fract)	28	4.00	100	%	0	
Acres						
24.Homesite	54	9.00	100	%	0	
25.Baselot	57	0.00	100	%	0	
26.Not Used	58	0.00	100	%	0	
27.Not Used						
28.Rear Land <5			Total Acreage		51.00	
29.Rear Land 5-10						

New Sharon

Map Lot 10-01-01

Account 204

Location Dyer Brown Road

Card 1 Of 1 10/16/2024

Building Style 0	SF Bsmt Living 0	Layout 0
1.Conv. 5.Garrison 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Gar/Apt	Secondary Heat 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Cottage	Heat Type 100% 0	3.Poor 6. 9.
4.Cape 8.Log 12.Dblewid	1.HWBB 5.FWA 9.No Heat	Attic 0
Dwelling Units 0	2.HWCI 6.GravWA 10.Radiant	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories 0	4.Steam 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 0
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5. 8.
Exterior Walls 0	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.Other	Kitchen Style 0	Unfinished % 0%
2.Vin/Al 6.Brick 10.Cement	1.Modern 4.Obsolete 7.	Grade & Factor 0 0%
3.Compos. 7.Stone 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.
4.Asbestos 8.Concrete 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.SC Grade
Roof Surface 0	Bath(s) Style 0	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.SS	1.Modern 4.Obsolete 7.	SQFT (Footprint) 0
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 0
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
Solar Voltaic 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 0	Phys. % Good 0%
Year Built 0	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 0	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.No Power
2.C Block 5.Slab 8.		3.Damage 6.Common 9.No Power
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 0		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 7.
2.1/2 Bmt 5.None 8.		1.Location 4.General 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 4 Unoccupied
Wet Basement 0		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Exterior 5.Estimate 8.
2.Damp 5. 8.		3.Informal 9.Reviewed 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Proposed Value

Date Inspected 5/10/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
80 Barn	0	1296	3 100	4	0 %	100 %	
61 Canopy	0	432	3 100	4	0 %	100 %	

- 1.One Story Fram
- 2.Two Story Fram
- 3.Three Story Fr
- 4.1 & 1/2 Story
- 5.1 & 3/4 Story
- 6.2 & 1/2 Story
- 21.Open Frame Por
- 22.Encl Frame Por
- 23.Frame Garage
- 24.Frame Shed
- 25.Frame Bay Wind
- 26.1SFr Overhang
- 27.Unfin Basement
- 28.Unfinished Att
- 29.Finished Attic



10-01-00